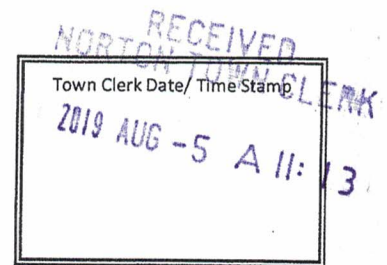




MINUTES

TOWN OF NORTON



Permanent Building Committee

Board/ Committee:

Meeting Date: June 13, 2019 Time: 7:00 PM

Meeting Location: Selectmen's Meeting Room - Norton Town Hall
70 East Main Street Norton, MA 02766

Members & Staff Present: Dinah O'Brien, Mark Gershman, Kevin O'Neil, Robert
Medeiros, J. Slattery

Public:

The meeting was called to order at 7:00 PM and adjourned at _____

Minutes from the March 25, 2019, April 4, 2019, April 11, 2019, April 22, 2019,
May 9, 2019, May 13, 2019, May 20, 2019, May 21, 2019,
May 30, 2019 (2 meetings) and June 3, 2019 (2 meetings)

Meeting Motions / Actions and Summary of Discussions:

Discussion

The Committee met to review and approve meeting minutes and to discuss the next steps regarding the new Town Hall and Community Center. The Committee requested that a letter be drafted to the Board of Selectmen outlining the Committee's recommendation that a site selection survey be conducted to identify possible sites to house a Town Hall and Community Center. Clerk M. Gershman will draft a letter for review by the Committee.

The Committee also attended the Board of Selectmen's meeting for an update on the Elm Street parcel by Civil & Environmental Consultants. See attached Board of Selectmen's Meeting Minutes.

Next Meeting(s):

July 8, 2019 (Monday) 7:00 PM Break Room - Town Hall
70 East Main Street Norton, MA 02766

Minutes respectfully submitted by: Mark Gershman, PBC Clerk

Minutes Approved by Committee on: Dinah O'Brien

Chairman Signature: 7/8/19



TOWN OF NORTON
BOARD OF SELECTMEN
MUNICIPAL CENTER,
70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0297

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**Board of Selectmen
Meeting Minutes
June 13, 2019**

I. Call to Order by Chairman

The June 13, 2019 meeting of the Norton Board of Selectmen was held in the Board of Selectmen's Meeting Room and was called to order at 6:30 P.M., by Mr. Bradford K. Bramwell, Chairman. Member(s) present: Mr. Michael Flaherty, Mr. John Conway, Ms. Mary T. Steele (arrived around approximately 7:32 P.M.), and Ms. Renee Deley. Also in attendance: Michael D. Yunits, Town Manager.

The meeting went into executive session at approximately 6:32 P.M. and the open session resumed at 6:57 P.M.

II. Licenses and Permits

There were no licenses or permits to approve.

III. Announcements

1. Recognition of Officer James Cameron for Life-Saving Actions by Representatives Jay Barrows and Steven Howitt.

Chief Clark read a letter regarding the National Grid incident and referenced the heroic measures taken by Officer Cameron. Officer Cameron was then presented with a Norton Police Life Saving Award (medal and pin for his award) from Chief Clark.

Representative Howitt recognized Officer Cameron for the work he did that day and presented a citation from the House of Representatives. Representative Jay Barrows was also present and thanked him for his heroic efforts. Representative Barrows stated it was good to see the training working and pointed out that this is a compliment to leadership in the Police Department adding that the Police Department does a great job.

Officer Cameron stated it was a bad situation with the best outcome that they could have asked for. Officer Cameron stated that he saw the National Grid worker the following day and he stated that people take for granted what these National Grid workers do every day for work; it is a dangerous job where they put themselves in harm's way.

2. Mr. Bramwell took this time to recognize Al Watson passing away. He mentioned that he had the fortune of helping him put flags on the markers of the graves a few Memorial Days ago. Mr. Bramwell acknowledged Mr. Watson's impeccable memory of the gravesites and added that he was a great man and his heart goes out to the family.

IV. Appointments/Resignations/Retirements

a. Appointment of Ashley Cibotti as a Special Police Officer to the Norton Police Department.

MOTION was made by Mr. Flaherty to appoint Ashley Cibotti as a Special Police Officer to the Norton Police Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

b. Appointment of Keith Kennedy as a Full-Time Civil Service Police Officer to the Norton Police Department.

MOTION was made by Mr. Flaherty to appoint Keith Kennedy as a Full-Time Civil Service Police Officer to the Norton Police Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

c. Reappointment of Patrick J. Mahoney as a Special Police Officer to the Norton Police Department.

MOTION was made by Mr. Flaherty to reappoint Patrick J. Mahoney as a Special Police Officer to the Norton Police Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

d. Reappointment of Courtney Foley as a Matron to the Norton Police Department.

MOTION was made by Mr. Flaherty to appoint Courtney Foley as a Matron to the Norton Police Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

e. Reappointment of Susan Hupf as a Matron to the Norton Police Department.

MOTION was made by Mr. Flaherty to appoint Susan Hupf as a Matron to the Norton Police Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

Chief Clark mentioned that Patrolman David Schepis of the Norton Police Department is transferring to the Town of Mansfield, so they will be having an opening in the Police Department. He mentioned that they have a candidate that is not ready yet.

f. Appointment of Albert Kulbok as a Full-Time Dispatcher to the Communications Department.

MOTION was made by Mr. Flaherty to appoint Albert Kulbok as a Full-Time Dispatcher to the Communications Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

g. Request of Laura Parker for Appointment as a Permanent Member to the Industrial Development Commission.

MOTION was made by Mr. Flaherty to appoint Laura Parker as a Permanent Member to the Industrial Development Commission. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

h. Appointment of Francis J. Fournier, III as Water Superintendent to the Water/Sewer Department.

MOTION was made by Mr. Flaherty to appoint Francis J. Fournier, III as the Water and Sewer Superintendent of the Water/Sewer Department. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

i. Appointment of Mark Sweeney to a Permanent Position on the Recreation Commission.

MOTION was made by Mr. Flaherty to appoint Mark Sweeney to a Permanent Position on the Recreation Commission. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.

j. Reappointments of Various Boards/Committees for Terms Expiring 2019.

MOTION was made by Mr. Flaherty to reappoint all of the incumbent members to the Alternative Transportation Committee, Board of Health, Board of Registrars, Cemetery Commission, Conservation Commission, Council on Aging, Cultural Council, Gold Star Committee, Historic Commission, Industrial Development Commission (with the exclusion of Renee Deley), Permanent Building Committee, Town Common Revitalization Committee, Water Bodies Committee, and the Zoning Board of Appeals. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Flaherty to reappoint Renee Deley to the Industrial Development Commission. Seconded by Mr. Conway. Vote: 3 – Yes; 1 – Present (Deley). MOTION CARRIES.

Ralph Stefanelli nominated himself to be appointed as an Alternate to SRPEDD. Ms. Deley replied that typically the Board of Selectmen ask for a letter requesting to be appointed and asked Mr. Stefanelli to do so. Then, the Selectmen can vote at the next meeting, which Mr. Stefanelli agreed to.

V. Business

A. New Business

i. Review and/or Vote to Sign Mitigation Agreement with Carroll Advertising, LLC

Mr. John Carroll of Carroll Advertising, LLC gave a summary of studies that have been done and what was requested at the previous meeting regarding changes (cash payment, content, the repeater, traffic study, and light study) to the Mitigation Agreement. He further mentioned that there was a traffic study and if after a year it is determined that there has been any distraction when driving and it can be attributed to the structure, they would be willing to convert the digital billboard to a static billboard without any change in the mitigation payment to the Town.

Mr. Bramwell referred to Ms. Deley's requests for changes. Ms. Deley thanked Mr. Carroll for addressing all of her requested changes. She asked about the advertisement time, specifically where it is outlined in the agreement, and Mr. Carroll stated that there is a requirement by the State that they are going to match; the State gets 15 hours of content. She asked about the dimming terms she requested be outlined and Mr. Carroll stated she can find this under item number 6. Mr. Conway asked if that photometric study can be added as an appendix because it was very helpful, which Mr. Carroll agreed to.

Ms. Steele arrives at this point in the meeting (approximately 7:32 P.M.).

MOTION was made by Mr. Flaherty to approve and sign the Mitigation Agreement with Carroll Advertising, LLC (with the stipulation that the attachment that Mr. Conway was looking for was included). Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.

ii. Discussion on the Town Hall/Community Center Project and Special Town Meeting/Special Election.

Mr. Yunits explained that there is a lot of talk around town that people didn't know what was going on and referenced a list of Minutes (specifically October 18, 2018; November 1, 2018; January 24, 2019; February 7, 2019, and March 7, 2019) where he gave information and updates on the cleanup regarding the Reed & Barton location. He added that there was also a lot of talk about an abatement cost of \$1.2 million. The Town Manager then referenced an e-mail from CEC dated March 27, 2019, which stated, "attached to this e-mail is an opinion of a public abatement cost [\$1,200,000], which Mass DEP says seems high." So, Mass DEP who provided this number thought it was high. Mr. Hoyerman's response [of the CEC] to Mr. Conway on March 29, 2019, which Mr. Yunits stated he has also expressed, was that the Town continues to seek outside funding to address these issues and has not taken the property because of these future liabilities. Mr. Yunits further emphasized that they are continuing and always continue to find funding for any cleanup, whether it was for asbestos or whatever was under the slab as he stated he was concerned about regarding under the floor.

Ms. Deley referenced the November 1, 2018 Minutes and claimed that Mr. Yunits said that once they completed their work on the assessment that the DEP would do the asbestos abatement too. Mr. Yunits responded that this was incorrect and that all he stated was if DEP isn't able to do the full assessment, not abatement, then they will be applying for an assessment grant. He further stated from the meeting minutes that he said DEP was out in the field doing their assessment on the asbestos and then once the DEP contractor completes the assessment, then there will be the asbestos abatement.

Ms. Deley stated that the Town Manager mentioned the assessment grant at the January 24, 2019 meeting. She then claimed that Mr. Yunits said that he didn't get the cost for the abatement until March 27th, but the first grant [application] was submitted at the end of January. She questioned Mr. Yunits not knowing the cost at the time of the application. Mr. Yunits clarified that it is an assessment cost to try and find out what hazardous materials are on the site to be cleaned; once you have the assessment done, that would determine what is there and what the cost would be to clean that up, and then you would apply for a clean-up grant. Ms. Deley said that there are no grants for asbestos abatements. Mr. Yunits replied that they do not know that yet because they haven't explored that yet. Ms. Deley referred to a statement made by CEC that there are none (asbestos abatement grants) because you always account for it in building projects. Mr. Yunits answered that even if there are not grants, you can always work with Senators, State Representatives, and Congressmen to find solutions.

Mr. Conway expressed his opinion that there is a fundamental difference between seeking grants and looking for State aid than being told there is going to be no cost to the Town and the State is going to take care of everything. Mr. Yunits replied that his message from day one was that the Town wasn't going to spend money and they were going to seek grants and aid from State representatives/government and wouldn't take the property until it is clean. He added that in November they were applying for an assessment and cleanup

grants. Mr. Conway disagreed that it had been since November because at those information sessions, this was not the information conveyed.

Mr. Bramwell interjected that having lived through the Schpack property, that itself was a learning experience. He stated that he understood the fact that the Town just wasn't going to take it and would do everything in its power to make somebody clean it up. The Chairman expressed that he understands where Mr. Conway is coming from, but in their mind the Town didn't create the problem and it wasn't going to take the problem. As far as the fact that asbestos is very difficult to find a grant for (if at all) and the Schpack Landfill being a learning process, he emphasized that he still does not know enough about hazardous waste sites to make it through these minefields. Ms. Deley pointed out that the problem was created when the Town started tying the site location to the project. She added that the timeline was contingent upon these grants and that she doesn't think this message was as clear as it should have been.

Mr. Bramwell stated that in his mind, the idea of was to have a project plan for on the site to give added weight to the site in order to get assistance from the State and federal government because there was a plan for it. Ms. Deley responded that they had to because the grant that they applied for is tied to redevelopment. Mr. John Kitchen of Civil & Environmental Consultants [CEC] stated this was correct and added that this is also why the Town is looking for multiple sources for funding. Ms. Deley expressed her opinion that is why they should include all costs in the project budget and exclude any grants that they are anticipating receiving. Ms. Deley directed a question to Mr. Yunits regarding the CEC report she said he received in February asking whether this information was shared to anyone or the Board of Selectmen. Mr. Yunits responded that he could not recall this off the top of my head.

Ms. Deley explained that her intent of this topic being on the agenda was to explain why they held the Special Town Meeting and cancelled the Special Election. Mr. Bramwell explained that the change in circumstances caused the cancellation of the Special Election. Ms. Deley agreed with Mr. Bramwell's comments about circumstances changing and added that they also thought initially that the election couldn't be cancelled within 35 days of the election; however, in actuality they found it that it was not impossible, but instead would just be more difficult to do so. She thanks Mr. Christian Zahner and Ms. Lucia Longhurst for getting the information out about the cancelled election so quickly.

iii. Update on Reed & Barton Environmental Cleanup.

Mr. Jonathan Kitchen and Mr. Bill Hoyerman of Civil & Environmental Consultants, Inc. introduced themselves and began their presentation outlining what their objectives were, which included providing background on the site, discussing building safety issues, explaining what is known and what is not known about the site, overview of assessments and remediation, and what can be done to promote development. Mr. Kitchen explained that the site was purchased by Reed & Barton in 1974, vacated in 2007, and in 2015 the property went into bankruptcy and was legally abandoned.

Mr. Carmichael provided an overview of the property and cleanup timeline since he began in April of 2018. He explained that he worked with DEP and ACT where they did an assessment on the building so they could start their assessment for the DEP through the bankruptcy court. The Building Commissioner stated that since day one he would not allow them to go into the building. He moved on to describe many of the safety hazards throughout the buildings including holes in the floor and roof, large bows in the walls, and

emphasized the severe safety risk where a good wind or snow storm could knock these buildings over due to lack of support in the structures. Mr. Carmichael informed everyone that although he has contacted the Police Department and has boarded up the buildings, people are still breaking in as evidenced by old and new graffiti. He further explained that he condemned Buildings E and F initially and to help DEP, he formalized the letters in November. Mr. Carmichael said that when they got bids at the end of April, he noticed how fast the buildings had deteriorated and meanwhile kids were still going in there, which resulted in the e-mail to the Town Manager on May 29, 2019.

Ms. Deley asked the Building Commissioner what the conditions were that changed from last year to this year that required the closure. Mr. Carmichael answered that the building(s) was not bulging out, the siding wasn't popping out at that point, and the holes in floor and ceiling weren't as large either. He emphasized that when one supporting structure goes, it is a domino effect. Mr. Carmichael informed the Selectmen that the center section is the strongest whereas the outside buildings have timber frames, which are ready to fall down. In result, Ms. Deley asked the Building Commissioner's opinion of what the timeline is looking like for these buildings. Mr. Carmichael responded that Buildings 1 and 2 (as illustrated on the handout from the Building Commissioner) are an imminent threat that needs to come done, which is going to cost approximately \$390,000. Building 5 would cost \$185,000 to take down mostly due to the abatement on the boilers.

Due to the imminent threat and public safety issue, Mr. Carmichael explained that even though the Town does not own the property, they are responsible for addressing and taking care of this; in result, Mr. Carmichael asked the Board of Selectmen to authorize and release \$49,784.75 to take down Building K. Ms. Deley asked if they could try and remove some of the incentives of people breaking into the buildings (such as the copper), and Mr. Carmichael stated that was one of the plans, but explained that the Town is at a crossroads and needs to make a decision as to what the property will be used for; if it is commercial, MassDevelopment has already offered funding in the amount of \$500,000; and if it is going to be residential, the Town can go to the AG's office and get funding for taking the buildings down. He stated that the next step will be to sit down with EPA, DEP, MassDevelopment, AG's office, CEC, and a few other entities to develop a game plan and move forward.

Mr. Carmichael explained that this is very similar to when there is a private property that is an imminent threat that he has a right to condemn and demolish the building and put a lien on the property so the Town can recover the funds; this project is just on a much larger scale. The Building Commissioner stated that he already informed the Board of Survey (which is comprised of public servants such as the Fire Chief, Deputy Fire Chief, the Board of Health Agent, and the Highway Superintendent) who has gone out and reviewed the building as well. He added that in accordance with M.G.L. c. 143, Section 8 they were required to form the Board of Survey, who supported his decision. Ms. Steele responded clarifying again that the Town doesn't want to take ownership to the property unless it is clean and Mr. Carmichael stated that if the State or funding agencies see that the Town is involved, they are going to assist with the funding, but if the Town is just going to put a fence around it then they are not going to give the Town funds. Ms. Steele asked if the Town gets involved in the cleanup and receives funding to do so, if the Town would be on the hook with the property. Mr. Carmichael pointed out that this is where the meeting about the future use of the property comes into play and is key. Mr. Yunits stated that the plan as of right now is to determine the use of the property, find a developer that is willing to do that, and then work with them in getting Brownsfield money; the Town

would not be taking the money, but rather be working with the developer. Mr. Flaherty clarified that despite what the determination is of the future use of the property, the responsibility still stays with the receiver, and then whoever purchases the property from the receiver will be responsible.

Before moving on in the presentation, Ms. Deley suggested getting a cost for the taking down of Building K instead of assuming the EPA is paying for it. Mr. Carmichael responded that the EPA has already committed to taking down Building K and that they are just waiting on the Selectmen's permission. The Building Commissioner informed the Selectmen that DEP still has about \$150,000 left in bankruptcy funds to address Building K. Mr. Kitchen's presentation included a summary of work to date (see URL provided at the end of the Minutes for the full presentation/slideshow; begins around 56 minutes in).

At the end of the slideshow presentation, Mr. Hoyerman added that the EPA did give them data after they dug out the shoreline, and it looks like the numbers dropped nicely due to the cleanup, which will save the Town a lot of money. Mr. Flaherty asked if there was any chance of exposure to PEFOS (perfluorinated substances) given the historical occupancy of this building. Mr. Kitchen answered that there is always a potential, but probably not. Mr. Conway asked that once the underground storage tanks are removed from under Building K if the EPA has any further obligations. Mr. Kitchen answered that this particular group of EPA (specifically removal) is focused on cleaning; they were thinking they were done with the bank until they came across the oil, so then they continued. Mr. Hoyerman added that if they do the assessment while the removal group is out there, then they might be able to get the removal group to switch from petroleum funds to the other funds and cleanup some of the chlorinatives out of there. Mr. Conway clarified that potential \$100,000 in grant services would be used to do the assessment for TCE, which Mr. Kitchen stated that would be what CEC would request. Ms. Deley stated that with redevelopment it is also dependent on town support and posed the question of since the Town doesn't have this support now what the probability of still receiving grant money was. Mr. Kitchen answered that he still believes after having conversations with EPA regarding this that there is a high probability they will still receive grant money and added that the Town also doesn't have to take this property or do any assessments.

Mr. Carmichael explained that based on his letter deeming the buildings (Buildings E and F) unsafe and after forming a Board of Survey that the Board of Selectmen authorize for these buildings to be taken down. He also asked that they vote to allow for the spending of the \$49,784.75 on ES&M so they can get DEP to demolish Building K.

Motion was made by Michael Flaherty that the Board of Selectmen received the Building Commissioner's November 29, 2018 declaration that the structures at 47 Elm Street be taken down, also his May 29, 2019 concerns that these structures pose an imminent threat and that these structures be taken down within 30 days. The Board of Selectmen also has received the Board of Survey June 6, 2019 letter pursuant to MGL 143, Section 8 appealing/reviewing the Building Commissioner's decision and unanimously agreeing "that the structures are extremely unsafe as well as a threat to public safety and should be taken down as soon as possible." Seconded by Mr. Conway.

Ms. Steele asked for a moment of discussion on this vote with the stipulation that the November 29, 2018 original letter be revised to remove the language of "the listed property owner of the above mentioned property." Mr. Carmichael agreed to remove this

language from the letter. Ms. Deley expressed concerns regarding the wording in some of the letters referenced in the motion. Mr. Flaherty stated that he would like to amend his motion and the following vote was taken:

Motion was made by Mr. Flaherty as a Board to endorse the demolition of these structures as the Building Inspector sees fit. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits then asked the Board of Selectmen to support the Building Commissioner going to the Finance Committee asking for a reserve fund transfer for \$49,784.75 for the interior asbestos abatement on Building K in order for EPA to be able to tear down the building.

Mr. Flaherty pointed out that ES&M has a limitation of their professional liability of only \$50,000.00, which is the value of the contract. Mr. Flaherty expressed that this makes him uncomfortable due to the Town's exposure if something arises. He added that he sees this negotiated all of the time in contracts and Mr. Yunits asked what he typically does in this case. Mr. Flaherty answered that take the liability limit amount to the available insurance proceeds.

Prior to the vote, Ms. Steele asked if there was asbestos in any of the other buildings or just Building K. Mr. Carmichael answered that there is asbestos in some of the other buildings, but that is included in Atlantic's Disposal and Abatement bid.

Motion was made by Mr. Flaherty for the Building Commissioner to go to the Finance Committee for the \$49,784.75. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.

Ms. Amy Sawyer of the Finance Committee clarified with Mr. Kitchen and Mr. Hoyerman of the CEC that there was no way to know what was under the building until the buildings are removed from the site, which Mr. Kitchen answered that this is the way the situation is now. Mr. Kitchen further explained that maybe a few years ago the Town could have had someone go in there with a drill rig and do some drilling inside the building, but the way the buildings are now that is not an option anymore. Ms. Sawyer stated that she asked that exact question at a Finance Committee meeting on May 20, 2019 and was told pretty much the opposite by Mr. Yunits. Ms. Sawyer expressed her concerns of being able to trust the Town Manager claiming that he has mislead her and other members of the Finance Committee over the course of the discussions about this project. Mr. Bramwell responded that he believes Ms. Sawyer has made her point and while he appreciates [her opinion], there has been a lot of miscommunication/misinformation, but expressed that he did not believe this was the time for personal attacks.

Mr. Hoyerman responded stating that you could go into the building with a small hammer drill and drill it, but expressed that Mr. Carmichael probably wouldn't like that at all. He added that he knows he has spoken to Mr. Yunits and stated that they could drill in there the way it is now, but with Mr. Carmichael coming back to him saying what he said tonight and what he has explained over the last couple of weeks, ultimately it is an evolving process. Mr. Yunits further explained that when they were talking about drilling through the floor, they did not know that the buildings were an imminent danger of collapsing at that time; so again, some information was listened to and some of it wasn't. Mr. Carmichael supported both Mr. Hoyerman's and Mr. Yunits' statements agreeing that

the past few months the information has been coming in as they ask questions. Mr. Ralph Stefanelli stated that people need to stop with the personal attacks, more specifically referring to Ms. Amy Sawyer of the Finance Committee.

Mr. Bramwell stated that this is why he informed people that they would be having updates on the Elm Street project on a bi-weekly basis and suggested having the Building Commissioner attend these meetings because he is the eyes and ears interacting with DEP and EPA on the buildings. Ms. Deley asked since there is going to be more involvement from the CEC what the Town would be doing for funds since this was initially a part of the Town Hall and Senior/Community Center project. Mr. Yunits explained that they would need to set up an article similar to the Schpack legal fund at the next town meeting.

iv. Discussion on Charter Review Committee as Mandated by Charter.

Mr. Bramwell explained that according to the current Charter, they have to look into forming a Charter Committee in the years ending in "0"; it is similar to the Town Manager Search Review Committee. He stated that he believes the first step is to send letters to these boards/people and state that they are mandated by the Charter and forward the names of their representatives.

Ms. Steele expressed that this seems redundant since the Town has a Charter Commission active and involved and asked if they could we put this off or if they are obligated to do this. Mr. Bramwell responded that he believes that Mr. Kimball already asked town counsel this question and the answer was they had to, but he could double-check. Mr. Yunits stated he will ask Lauren Goldberg and see what she says. Mr. Bramwell stated they will get an opinion from town counsel, and if they have to do this then they will send letters out to appoint people from the various committees.

v. Discussion on Continuing Workshops with Superintendent/School Committee, Finance Committee, and Board of Selectmen.

Mr. Bramwell stated that he believes this meeting comprised of members from the School Committee, Finance Committee, and Board of Selectmen is on June 25, 2019 at 6:30PM at the Norton Media Center, which will be the first meeting. Mr. Bramwell confirmed with Ms. Steele that they are the representatives for the Board of Selectmen.

vi. Contract Award, Re. Trash Pick-Up and Single-Stream Recycling Services for Three-Year Period.

Motion was made by Mr. Flaherty to award to Waste Management the three-year contract for the Norton School Buildings in the amount of \$110,936.66. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.

Motion was made by Mr. Flaherty to award Republic Services the three-year contract for the Municipal Buildings in the amount of \$24,523.01. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.

B. Old Business

There was no old business to discuss.

C. Town Manager's Report

1. Update on Vacant Land Along 495 at East Main Street (Behind Salt Shed).

Mr. Yunits stated that this is in regards to the land at the intersection of Route 123 and I-495 up by the salt shed. He explained that the State plans on putting this out to bid in July. The Town Manager mentioned that he spoke with the Town Planner, but ultimately it depends on the zoning of property, who purchases the property, what they are looking to do there, and what the Town would like to see there.

Mr. Bramwell mentioned that during executive session earlier this evening he was talking to State Representative Barrows and he mentioned he had been speaking with MassDOT about that land also. Mr. Bramwell suggested having the Industrial Development Commission taking the lead on this and contact State Representative Barrows to get the name of the person he is dealing with. Mr. Bramwell asked if they are still talking about putting an access road near Blue Star. Mr. Yunits answered that there will be an access road at Leonard Street and East Main Street. The Town Manager added that there is a small strip of land that is believed to be in the Town's name, but it is unsure and whoever purchases it will have to get the title straightened out. Mr. Bramwell pointed out that Leonard Street and East Main Street will be a four-way stop and there will be a traffic light installed over there as well. Mr. Yunits stated that they will be going to bid in July and award in October; he emphasized that the first part of project is to put lights in at that interchange, but he is not sure if this will be before winter or in the spring.

2. Mr. Yunits stated that they had a kick-off meeting for the West Main Street project, which will be starting in either the first or second week of July, but there is no commitment in the timeline yet. The Town Manager added that him and the Superintendent asked that every Monday they see some update for later in the week so they can provide this information to people.

Ms. Deley commented that she thought Luke Grant of the Water/Sewer Commission was clear that they would have to break ground in June to get the State funding. Mr. Yunits responded that the contractor said they were starting in July, but he would look into it. The Town Manager explained that the project will come out from Wheaton, Filmore Drive, up Route 140 to Route 123 and then eventually down to the Housing Authority. Mr. Conway asked if there was any idea of what the duration of the project will be. Mr. Yunits answered that some residents had attended the meeting and they were told in April [2020] that they would be able to tie-in. Mr. Yunits mentioned that they still don't know anything about the night-work because they haven't heard from the State yet.

Mr. Yunits mentioned that the Norton Village Center plan will be presented at 8:00 P.M. on June 18, 2019 in the Board of Selectmen Meeting room.

V. Selectmen's Report and Mail

Mr. Flaherty reminded everyone that Founder's Day is this Saturday, June 15th from 5:00 P.M. to 9:00 P.M. at the Henri A. Yelle Elementary School.

Mr. Conway informed the other Selectmen that Sandy Ollerhead reached out to him regarding Rail Trail saying it has been delayed until 2022 (originally 2019) due to State funding. Ms. Ollerhead stated she is looking for further support from the Board of Selectmen and Town Manager to appeal and get the project back to 2021. She mentioned that the meeting is on June 25th where the engineer will be giving an update. Mr. Bramwell stated that they can do a letter of recommendation and have all of the Selectmen sign it. Ms. Steele asked if they could have Mr. Paul DiGiuseppe, Director of Planning and Economic Development, prepare a letter as well, which Mr. Yunits agreed would be helpful. Ms. Deley further suggested also having the Planning Board prepare a letter of recommendation. Ms. Ollerhead stated that they were thinking about talking to Mansfield too to get them on board since this would benefit them as well because it would make

their trail go from 2 miles to 6 miles long. Mr. Yunits agreed that this would be helpful. Ms. Steele proposed possibly getting a letter from the Recreation Director as well.

Ms. Steele just wanted to point out that the Xfinity Center traffic seems smoother this year than last year so far. She also wanted to bring up the Juniper Beach boat ramp again. Mr. Yunits stated he will check with Fish and Game. Ms. Steele asked if there was any further development regarding the time clocks, which Mr. Yunits answered no.

Ms. Deley stated that Dave Lennon reached out to her and Mr. Yunits about his front porch falling. She added that the Building Inspector went out on June 10th and asked what the result of the inspection was and who owns the property. Mr. Yunits answered that the Town owns both the property and the house (both of which are rented). He added that after the Building Inspector's inspection he determined there was no imminent risk.

Ms. Deley asked in respect to teleconference if there is some sort of process. Mr. Yunits clarified that she was referring to remote participation, which she answered was correct. He stated he could get information on that for the next meeting.

Mr. Conway informed the Selectmen that he asked Mr. Jason Benjamin, the Cable Studio Director, about having the Town Meetings live streamed to YouTube and/or the Town website, and he is going to look into it.

VI. Meeting Minutes

MOTION was made by Mr. Flaherty to approve the Minutes of May 2, 2019; May 9, 2019; May 16, 2019; and May 30, 2019. Seconded by Mr. Conway. Vote: 4 – Yes; 1 – Abstention (Deley). MOTION CARRIES.

VIII. Warrants

Report of Chairman, Bradford K. Bramwell, on the following Payroll and Invoice Warrants:

- A. Approve Payroll Warrant PR19-25, for the week ended June 1, 2019, Warrant dated June 6, 2019, in the amount of \$1,490,087.52.

MOTION was made by Mr. Flaherty to approve Payroll Warrant PR19-25, for the week ended June 1, 2019, Warrant dated June 6, 2019, in the amount of \$1,490,087.52. Seconded by Ms. Deley. Vote: Unanimous. MOTION CARRIES.

- B. Approve Invoice Warrant AP19-49, dated June 6, 2019, in the amount of \$1,008,896.00.

MOTION was made by Mr. Flaherty to approve Invoice Warrant AP19-49, dated June 6, 2019, in the amount of \$1,008,896.00. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.

- C. Approve Invoice Warrant AP19-50, dated June 13, 2019, in the amount of \$136,421.09.

MOTION was made by Mr. Flaherty to approve Invoice Warrant AP19-50, dated June 13, 2019, in the amount of \$136,421.09. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.

IX. **Other Business**

There was no other business to discuss.

X. **Next Meeting's Agenda**

The next meeting will be held on June 27, 2019. Mr. Dave Lennon from the Water Bodies Committee will be at the next meeting to report on the water bodies cleanup.

XI. **Executive Session**

To discuss the deployment of security personnel or devices.

Declaration by Vice-Chairman:

I declare, under General Laws Chapter 30A, §21(b)(3) and (4), that the purpose of the executive session will be to discuss the deployment of security personnel or devices, because a discussion of the strategy in open session could compromise the purpose of the executive session and with the Board to return to open session at the conclusion of the executive session.

Motion by Mr. Conway:

MOTION was made at 6:32 P.M. by Mr. Conway that the Board go into executive session under G.L. c.30A, §21(b)(3) and (4) for the purposes and reasons declared by the Vice-Chairman and with the Board to return to open session thereafter. Seconded by Ms. Deley. Vote: 3 – Yes; 1 – Present (Bramwell). MOTION CARRIES.

XII. **Adjournment**

MOTION was made by Mr. Flaherty to adjourn the Board of Selectmen meeting at 10:07 P.M. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.

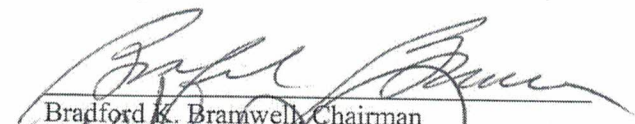
URL Link: <https://www.youtube.com/watch?v=1HHeRjGV-iM>

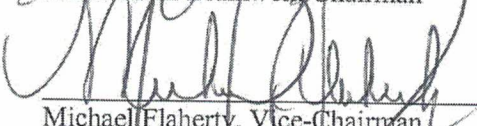
Respectfully Submitted by:

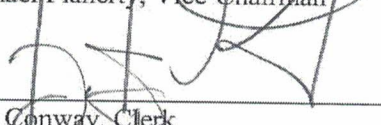


Jennifer Reid, Office Administrator

**BOARD OF SELECTMEN
MINUTES OF MEETING
June 13, 2019**


Bradford K. Bramwell, Chairman


Michael Flaherty, Vice-Chairman


John Conway, Clerk


Mary T. Steele

Renee Deley

Minutes Approved by Board on: 6/27/19